

JULY 2005

This plan amends the previously approved POADP 355-0 approved by the Planning Commission on 4-27-1998 and amends PUD 98-027F approved by the Planning Commission on 10-31-2003.

PROPOSED PUD AMENDMENT

- POD B roadway and lot configuration revised. Open space parcels consolidated to eliminate non-contiguous figures behind lots. Densely reduced from 101 lots to 90 lots, net reduction of 11.
- POD A roadway and lot configuration revised. Open space parcels added. Densely reduced from 139 lots to 146 lots, net increase of 7 lots.
- Updated Table B - Dwelling Units reduced by 4.
- Updated Table B - motion of at least a minimum of 70.1% open space ratio.

• The Heights at Stone Oak is being develop under DRP # 025.

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone.

- Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
- All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
- For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
- Curb Caves, Bear Caves, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No. 81481 or other approved criteria. The criteria for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
- SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the Tanco located at Stone Oak Parkway and Hunter Road in an effort to bring the site into compliance with the TNRCC approved letter dated December 21, 1995.
- All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
- All properties containing any portion of the 100-year floodplain, which have not yet been plotted shall have a 60-foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and shall be left in a natural condition.
- Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineer Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
- Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticides and fertilizer application. Existing Construction Erosion Control Guide to Best Control, available from the Edwards Aquifer Authority (210-222-2204) or equivalent information provided by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
- The storage, handling, use and disposal of oil over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
- The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any station openings, covers, manholes, or wells are found during the excavation, construction, or testing, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 450-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 749-7392.
- The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being adhered to during and after construction of the project.

CLEAR VISION CALCULATIONS

From page 746 of AASHTO-Geometric Design of Highways and Streets

$$d = 1.47 \sqrt{V(J+L)}$$

Where: d = sight distance (ft)
 V = design speed of roadway (mph)
 J = sum of perception time and vehicle actuation time (sec)
 L = time required to accelerate and traverse distance "S" determined below (sec)

$$S = D+W+L$$

Where: D = distance from edge of pavement to front of stopped vehicle (ft)
 W = pavement width along path of crossing vehicle (ft)
 L = overall length of vehicle (ft)

With the distance "S" calculated, t may be determined from Figure IX-33 located on page 748 of AASHTO. It is determined with graphical methods from the "P" curve of this graph. This curve represents a typical passenger vehicle.

Assumptions:
 The controlling case will be the traffic crossing maneuver (left turn).

J = 2.0 sec
 L = 19 ft
 D = 10 ft

CLEAR VISION CALCULATIONS

CASE	STOPPING LANE WIDTH	ACCELERATING LANE WIDTH	TURN DIRECTION	V (MPH)	W (ft)	S (ft)	to (sec)	d (ft)
1	12'	12'	RIGHT	30	12	41	4.0	265
2	12'	12'	LEFT	30	24	53	4.5	287
3	12'	11'	RIGHT	30	22	51	4.5	287
4	12'	11'	LEFT	30	58	87	6.0	353
5	11'	11'	RIGHT	40	22	51	4.5	282
6	11'	11'	LEFT	40	44	73	5.3	429
7	12'	11'	RIGHT	40	22	51	4.5	282
8	12'	11'	LEFT	40	44	73	5.3	429

TABLE A

YARD REQUIREMENTS:	FRONT	REAR	SIDE	SIDE STREET
1. POD C	50'	50'	10'	-
2. POD L	30'	20'	5'	10'
3. POD K	20'	20'	0', 5'	-
4. ALL OTHER PODs	20'	20'	5'	10'

TABLE B AREA COMPUTATIONS

	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOWN H	STREET	REC CENTER	GEN	TOTAL
TOTAL AREA (AC)	47.772	35.491	74.806	13.757	37.975	19.176	38.861	23.339	22.002	39.810	23.908	40.602	4.547	17.137	4.349	49.422	492.775
DRIVEWAY (AC)**	1.34	0.83	0.47	0.48	0.74	0.94	1.40	0.60	0.77	1.05	0.60	0.62	0.24	-	-	-	10.07
TOTAL STR. COVER (AC)**	8.04	4.96	2.81	2.87	4.46	5.62	8.37	3.58	4.63	6.28	3.58	3.75	0.76	-	1.20	-	59.76
ROW (AC)	7.81	6.63	6.28	2.10	3.93	3.51	6.14	3.70	3.18	5.77	5.34	5.16	0.69	17.14	0.98	-	78.34
OPEN SPACE AREA (AC)	30.57	23.07	65.25	8.31	28.85	9.11	22.95	15.46	13.42	26.71	14.39	31.07	2.85	0.00	2.19	49.42	345.44
OPEN SPACE RATIO	64.0%	65.0%	87.2%	60.4%	76.0%	47.5%	59.1%	66.2%	61.0%	67.1%	60.2%	76.5%	62.7%	0.0%	50.3%	100%	70.1%

** DRIVEWAYS = 20'x20' = 400 SQ. FT. PER RESIDENTIAL LOT
 ** TOTAL STRUCTURAL COVER = 60'x40' = 2400 SQ. FT. PER RESIDENTIAL LOT

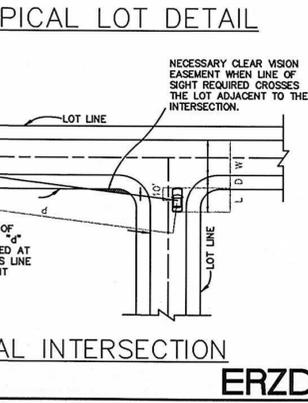
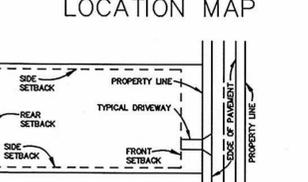
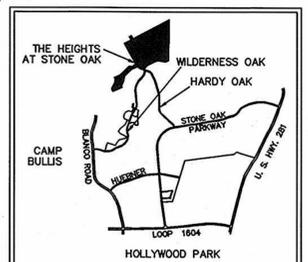
TABLE C

DENSITY TABLE

	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOTAL
AREA OF PUD (AC)	47.772	35.491	74.806	13.757	37.975	19.176	38.861	23.339	22.002	39.810	23.908	40.602	417.320
DWELLING UNITS (EA)	146	90	51	52	81	102	152	65	84	114	65	68	1070
DENSITY (UNITS/ACRE)	3.1	2.5	0.7	3.8	2.1	5.3	3.9	2.8	3.8	2.9	2.7	1.7	2.58

PUD LEGEND

B1	INTERSECTION LABEL
---	POD BOUNDARY
19216-000-0011	PROPERTY ACCOUNT NUMBER
CB 4931/NCB 19216	CB/NCB NUMBER
P-30	PARCEL NUMBER



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DATE: NOV 7, 2005
 DESIGNED BY: J.A.M.
 DRAWN BY: J.A.M./N.C.
 CHECKED BY: C.R.H.
 FILE NAME: 19216_PUD.DWG
 SCALE: 1" = 300'

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPROVAL DATE
1	6/16/2000	REVISED PUD PLAN #98-027F	N.C.	6/16/2000
2	12/27/2002	REVISED PUD A, B, E, F, G.	N.C.	12/27/2002
3	12/27/2002	REVISED PUD A, B, E, F, G.	N.C.	12/27/2002
4	8-18-2003	REVISED PUD A, B, E, F, G.	N.C.	8-18-2003
5	8-18-2003	REVISED PUD A, B, E, F, G.	N.C.	8-18-2003
6	10-29-03	REVISED SIDEWALK WITH ON DETAILS	N.C.	10-29-03
7	10-11-05	REVISED PUD A, B, E, C	N.C.	10-11-05

REVISED PUD PLAN #98-027F

FOR

THE HEIGHTS AT STONE OAK

PUD PLAN #98-027F
 REVISED PUD PLAN
 SHEET 01 OF 01



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Brook Cole

DATE: November 23, 2005

Address: 1777 Sun Peak Drive
Park City, Utah 84098

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 98-027 F

Name: Heights at Stone Oak, PUD

The plat or plan referenced above was heard by the Planning Commission

Director of Planning COSA

on the date shown.

The following action was taken:

APPROVED With Conditions
 DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)